

### **Tassajara Parks Project Description (Revised 3/4/15)**

The Tassajara Parks Project ("Project") would be situated on approximately 771 acres of land located in the Tassajara Valley area of unincorporated Contra Costa County, east of the City of San Ramon and Town of Danville ("Project Site"). The northern portion of this land (consisting of approximately 155 acres) is commonly known as the "Northern Site"; the southern portion of this land (approximately 616 acres) is commonly known as the "Southern Site."

The Project would consist of 125 single-family homes on a flat, 30-acre portion of the Northern Site. The Project would thus require a 30-acre change to the ULL, as allowed by Chapter 82-1 of the Contra Costa County Ordinance Code. All of the remaining approximately 125 acres of the Northern Site, and almost all of the Southern Site (approximately 606 acres), would be permanently preserved, via fee simple transfer, and recordation of an approved conservation easement or other appropriate legal mechanism, to the East Bay Regional Park District ("EBRPD"), for park, recreation, and open space uses as well as habitat mitigation (as approved by the relevant resource agencies). The remaining approximately 10 acres of the Southern Site would be offered for dedication, in two approximately five-acre parcels, to the San Ramon Valley Unified School District ("SRVUSD") and to the San Ramon Valley Fire Protection District (SRVFPD), respectively, for each agency's potential future use in a manner consistent with the ULL. The project also proposes a General Plan Amendment on the Northern Site from Agricultural Lands (AL) to Single Family Residential High Density (SH), Open Space (OS) and Parks and Recreation (PR); and a General Plan Amendment on the Southern Site from Agricultural Lands (AL) to Open Space (OS) and Public Semi-Public (PS).

#### **Water Supply**

The applicant has acquired a water supply for the Project, including a Central Valley Project contract supply that can be used for transfer, exchange and/or wheeling transactions as necessary to provide a sufficient water supply to the Project.

The Project may be ultimately annexed into the service area of the appropriate public water supplier, which would then serve the Project. Any such annexation and related sphere of influence amendment would require Contra Costa Local Agency Formation Commission (LAFCO) approval. The Northern Site would have a network of water mains, fire hydrants, and water laterals to service the proposed residential lots.

#### **Wastewater**

The Project's wastewater needs would be served by the Central Contra Costa Sanitary District (CCCSD), subject to LAFCO's approval of annexation of the Development Area on the Northern Site to CCCSD. The Northern Site would have a network of gravity sanitary sewers, manholes, and laterals to service the proposed residential lots. Because the existing sanitary sewer in Camino Tassajara is too shallow to provide gravity sewer service to the entire Project, a pump station would be required.

